

**CONSTRUCTION – FACT SHEET
FOOD AND DRUG ADMINISTRATION
WHITE OAK, MD**

Congressional District: 04

Description

The General Services Administration (GSA) requests funding to complete the construction of a new headquarters and laboratory facility for the Food and Drug Administration (FDA) at the Federal Research Center (FRC) at White Oak, in Montgomery County, MD.

FDA is currently consolidating its White Oak campus which straddles the line between Maryland's Montgomery and Prince George's Counties. FDA has consolidated two centers in Prince George's County (Laurel and College Park), occupying approximately 584,000 gsf. The project proposed for White Oak in Montgomery County will provide approximately 5.4 million gsf of consolidated office, laboratory, and parking space at FDA headquarters to accommodate its consolidation and growth. Since the project was proposed in 1992, FDA has experienced a large degree of programmatic growth.

As a result of the September 11, 2001, terrorist attacks, Congress required that the proposed FDA consolidation include counterterrorism support functions for bio-terrorism. Additionally, FDA decided to locate office operations for the Center for Veterinary Medicine (CVM) at White Oak. The Center for Drug Evaluation and Research (CDER) and the Center for Devices and Radiological Health (CDRH) were tasked with new program functions. Through Public Law 107-188, CDER was charged with implementing the Prescription Drug User Fee Act (PDUFA). Through Public Law 107-250, CDRH was tasked with implementing the Medical Device User Fee and Modernization Act (MDUFMA). In addition to FDA's programmatic growth, these new programs require staffing and space for operations. Because the support functions are analogous to the centers for biological sciences that are currently being consolidated at White Oak, they were incorporated into the development of the 130-acre White Oak Federal Center. This funding request will enable GSA and the FDA to meet the facility requirements proposed for White Oak.

Phase 1	CDER Lab:	Center for Drug Evaluation and Research
Phase 2	CDER Office:	Center for Drug Evaluation and Research
	PDUFA:	Prescription Drug User Fee Act
Phase 3	CDRH:	Center for Devices and Radiological Health (Labs and Office)
	MDUFMA:	Medical Device User Fee & Modernization Act
Phase 4	CBER:	Center for Biological Evaluation and Research (Labs and Office)
	CBER Bio Ter:	Biological Terrorism Group
Phase 5	OC / ORA:	Office of the Commissioner and Office of Regulatory Affairs
Phase 6	CVM Office:	Center for Veterinary Medicine

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Project Summary

Site Information

Government-owned	130 acres
Building without parking (gsf)	3,293,318
Building with parking (gsf)	5,224,228
Number of structured parking spaces	5,506

Cost Summary at White Oak

Site	\$1,200,000
Design and Review Cost	62,047,000
Management and Inspection	41,625,000
Estimated Construction Cost	<u>1,053,316,000</u>

Estimated Total Project Cost	\$1,158,188,000
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Fiscal Year 2011 Requirements

Estimated Construction Cost (Phase 4 and 6).....	\$167,947,000
Management and Inspection (Phase 4 and 6).....	\$5,826,000

Total Fiscal Year 2011 Funding Request.....\$173,773,000

The FY 2011 funding request includes construction, and management and inspection for CBER Office, CBER Bio-Terror Laboratory and Office, CVM Office, Remote Delivery Building, parking, and landscaping.

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Project Scope and Cost

White Oak, Montgomery County, MD

Tenant Agencies:

CDER (PDUFA), CDRH (MDUFMA), CBER (BIO-TERRORISM), OC/ORR, CVM

PHASE 1 – CDER Laboratory

Building Area Phase 1

Office*	32,000 gsf
Laboratory	72,000 gsf
Animals	20,000 gsf
Service Corridors	6,000 gsf
Central Utility Plant (CUP)**	40,000 gsf
Tunnels (Links, Bridges)	3,400 gsf
Total Phase 1	173,400 gsf

* During construction of Phase 1, 14,807 gsf of office space was converted to laboratory space according to the Report of Building Project Survey on the FDA Consolidation submitted on March 7, 2000.

** Phase 1, 2, and 3 costs for the central utility plant are not included in this Fact Sheet because they were funded separately through an Energy Savings Performance Contract (ESPC).

Cost Information Phase 1

Design and Review (FY 2000)	\$2,120,000
Management and Inspection (FY 2000)	2,080,000
Estimated Construction Cost (FY1996, FY2000 and FY2001)	44,190,000
Estimated Total Cost Phase 1	\$48,390,000

Schedule Phase 1

FY 2001 – Design Completed

FY 2001 – Construction Start

FY 2004 – Completed Construction for Life Sciences Laboratory

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PHASE 2 – CDER Office, PDUFA

Building Area Phase 2

Office	823,830 gsf
Document Storage	26,856 gsf
Links, Bridges.....	3,000 gsf
Tunnels (underground).....	9,000 gsf
Add Basement.....	<u>30,214 gsf</u>
Total Phase 2	892,900 gsf

Cost Information Phase 2

Design and Review (FY 2002 and FY 2003).....	\$8,400,000
Management and Inspection (FY 2002).....	2,960,000
Management and Inspection (FY 2005).....	1,630,000
Estimated Construction Cost (FY 2001 and FY 2002).....	84,979,000
Estimated Construction Cost (FY 2005).....	<u>54,800,000</u>
Estimated Total Cost Phase 2	\$152,769,000

Schedule Phase 2

FY 2002 – Design Completed
FY 2004 – Construction Start
FY 2005 - Completed Construction for CDER I Office in July 2005
FY 2008 - Completed Construction for CDER Office Expansion Building

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PHASE 3 – CDRH & MDUFMA

Building Area Phase 3

CDRH Office (Includes MDUFMA Expansion)	390,330 gsf
CDRH Lab	140,000 gsf
Animal Laboratory	20,000 gsf
Central Shared Use Phase 1	127,000 gsf
Child Care Center	20,000 gsf
Links, Bridges	5,000 gsf
Tunnels (underground).....	4,500 gsf
Total Phase 3*	706,830 gsf
Structured Parking (1,484 cars)	519,300 gsf

* As part of GSA's FY 2009 Appropriation (Public Law 111-8), the logistics building was moved to Phase 6 where it is now referred to as the Remote Delivery Building. This building was initially planned to be part of the Phase 3 parking deck. Security requirements dictated that it should be a separate building. The cost of the parking deck increased to absorb the funding for the combined logistics building/parking deck as it was initially planned.

Cost Information Phase 3

Site Purchase (Northeast Access Road) (FY 2005)	\$1,200,000
Design and Review Cost (FY 2002)	7,400,000
Design and Review Cost (FY 2005)	4,200,000
Design and Review Cost (FY 2006)	4,100,000
Design and Review Cost (FY 2007)	557,000
Design and Review Cost (FY 2008)	1,000,000
Management and Inspection (FY 2005).....	80,000
Management and Inspection (FY 2006).....	7,100,000
Management and Inspection (FY 2007).....	374,000
Management and Inspection (FY 2008).....	500,000
Estimated Construction Cost (FY 2002 and FY 2003).....	36,300,000
Estimated Construction Cost (FY 2004).....	42,000,000
Estimated Construction Cost (FY 2005).....	25,500,000
Estimated Construction Cost (FY 2006).....	79,108,000
Estimated Construction Cost (FY 2007).....	28,133,000
Estimated Construction Cost (FY 2008).....	16,000,000
Estimated Total Cost Phase 3	\$253,552,000

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Schedule Phase 3

FY 2009 – Design Completion
FY 2005 – Construction Start
FY 2010 – Construction Completion

PHASE 4 – CBER & Bio-terrorism

Building Area Phase 4

Office	257,000 gsf
Laboratory for two CBER buildings and service corridor growth.....	257,000 gsf
Animal Laboratory	45,000 gsf
Tunnels (Links, Bridges).....	3,000 gsf
Central Shared Use Phase 2	71,000 gsf
Tunnels (Links, Bridges).....	<u>10,050 gsf</u>
Total Phase 4	643,050gsf
Underground Parking for OC/ORR under courtyard in front of Building 1 (170 cars)....	86,330 gsf
Structured Parking (1,254 cars)	438,900 gsf
Structured Parking (1,146 cars)	378,180 gsf

Cost Information Phase 4

Design and Review (FY 2005).....	\$1,300,000
Design and Review (FY 2008).....	18,207,000
Management and Inspection (FY 2009).....	10,476,000
Management and Inspection (FY 2010).....	3,353,000
Management and Inspection (FY 2011 Request).....	3,564,000
Estimated Construction Cost (FY 2006).....	20,766,000
Estimated Construction Cost (FY 2009).....	130,629,000
Estimated Construction Cost (FY 2010).....	65,591,000
Estimated Construction Cost (FY 2011 Request).....	<u>106,773,000</u>
Estimated Total Cost Phase 4	\$360,659,000

Schedule Phase 4

FY 2009 – Design Completion
FY 2007 – Construction Start
FY 2013 – Complete Construction

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PHASE 5 – OC/ORA

Building Area Phase 5

OC/ORA Wing.....	163,000 gsf
OC/ORA Main Building.....	353,220 gsf
Building One.....	89,668 gsf
Links, Bridges.....	9,000 gsf
Central Utility Plant.....	10,000 gsf
Total Phase 5	624,888 gsf
Parking Deck Expansion of 720 cars.....	252,000 gsf

Cost Information Phase 5

Design and Review (FY 2006).....	\$8,400,000
Design and Review (FY 2007).....	1,237,000
Design and Review (FY 2008).....	1,067,000
Design and Review (FY 2010).....	1,678,000
Management and Inspection (FY 2007).....	7,246,000
Estimated Construction Cost (FY 2006).....	8,126,000
Estimated Construction Cost* (FY 2007).....	140,979,000
Estimated Construction Cost* (FY 2008).....	18,594,000
Estimated Construction Cost (FY 2009).....	12,000,000
Estimated Construction Cost (FY 2010).....	51,076,000
Estimated Total Cost Phase 5	\$250,403,000

*ECC includes costs for infrastructure/service roads and shell and standard energy equipment costs.

Schedule Phase 5

FY 2011 – Design Completion
FY 2007 – Construction Start
FY 2012 – Complete Construction

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PHASE 6 – CVM Office

Building Area Phase 6

CVM Office w/bio-terror office and laboratory.....	143,250 gsf
Remote Delivery Building	97,000 gsf
Tunnels (Links, Bridges).....	12,000 gsf
Total Phase 6*	252,250 gsf
Parking Expansion 732 cars.....	256,200gsf

Cost Information Phase 6

Design and Review (FY 2008).....	\$2,381,000
Management and Inspection (FY 2011 Request).....	2,262,000
Estimated Construction Cost** (FY 2009).....	10,425,000
Estimated Construction Cost (FY 2010).....	16,173,000
Estimated Construction Cost** (FY 2011 Request).....	61,174,000
Estimated Total Cost Phase 6	\$92,415,000

** ECC includes infrastructure/service roads/landscaping/standard energy.

Schedule Phase 6

FY 2009 – Design Completion
FY 2009 – Construction Start
FY 2013 – Complete Construction

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Prior Authority and Funding

Through Public Law 101-635, the FDA Revitalization Act of 1990, Congress authorized the consolidation of FDA. The funding history of FDA consolidation at White Oak is as follows:

Public Law 102-141 (FY 1992)*	\$57,669,000
Public Law 103-123 (FY 1994)	73,921,000
Funds Reprogrammed (FY 1994)	6,000,000
Public Law 103-329 (FY 1995)	45,000,000
Public Law 104-19 (FY 1995) Rescission	(228,000,000)
Funds Reprogrammed (FY 1995)	(5,000,000)
Public Law 104-52 (FY 1996)	55,000,000
Public Law 106-58 (FY 2000)	35,000,000
Public Law 106-554 (FY 2001)	92,179,000
Public Law 107-67 (FY 2002)	19,060,000
Public Law 108-7 (FY 2003)	37,600,000
Public Law 108-199 (FY 2004)	42,000,000
Public Law 108-447 (FY 2005)	88,710,000
Public Law 109-115 (FY 2006)	127,600,000
Public Law 110-5 (FY2007)	178,526,000
Public Law 110-161(FY2008)	57,749,000
Public Law 111-8 (FY2009)	163,530,000
Public Law 111-117 (FY2010)	137,871,000
Public Law (FY2011) Request	<u>173,773,000</u>
Total	\$1,158,188,000

*FDA received total funding of \$200,000,000 in 1992. Of this funding, White Oak received \$57,669,000 and the balance went to FDA projects in Prince Georges County and technical studies.

Summary of Energy Compliance

The design for the FDA consolidation includes a cogeneration plant that provides the capacity for producing 100% of the on-site electricity need. The project also includes the use of photovoltaic panels that will generate a limited amount of power for on-site use.

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Status of FDA Consolidation

Montgomery County Consolidation

- Phase 1 construction received appropriations in fiscal years 1996, 2000, and 2001 and is complete.
- Phase 2 construction for the CDER I Office Building received appropriations in fiscal years 2001, 2002, and 2003 and is complete. Funding for the CDER Office Expansion was received in fiscal year 2005. The building was completed 2008.
- Phase 3 design was partially funded in fiscal year 2002. Design funds were received in fiscal years 2005 and 2006. Construction for the Central Shared Use Facilities (CSU) Part I (Phase 3) received funding in fiscal year 2003 and was awarded in fiscal year 2004. Funding to complete the CSU was received in fiscal year 2005. The building was completed in May 2006. The Engineering/Physics Laboratory (CDRH) received construction funding in fiscal year 2004 and was awarded in January 2005. Construction was completed in February 2007. Infrastructure received funding in fiscal year 2006 and the north garage was awarded in April 2005. CDRH Office design and construction was completed in 2009. Child Care Center design was completed January 2010. Construction will start February 2010 and completion is targeted for June 2011.
- Phase 4 design for Central Shared Use II was awarded in March 2006 and the building was completed December 2009. CBER Laboratories received construction funding in fiscal year 2009 and 2010. Construction began in August 2009 with a targeted completion date of November 2013.
- Phase 5 design for Building One renovation was received in fiscal year 2006 and the building was completed December 2008. Design for OC/ORA was awarded in March 2006 and construction was completed December 2009. OC/ORA Wing received design and construction funding in fiscal year 2010. Design was completed December 2009 and construction will begin May 2010. The targeted completion date is November 2013.
- Phase 6 design for Center for Veterinary Medicine (CVM) office started in 2008 and will be completed May 2010. Construction will begin May 2010 with a targeted completion date of November 2012.

Prince George's County Consolidation

There are two FDA sites located in Prince George's County that accommodate a total of 584,000 gsf including support space. In Laurel, MD, CVM is housed in a 174,000 gsf facility, consisting of offices, laboratories, animal buildings, pastures, and support buildings on a 67-acre site. A facility to house the Center for Food Safety and Applied Nutrition (CFSAN) was constructed in College Park, MD and occupied in 2001. The CFSAN facility consists of 410,000 gsf of offices, laboratories, and support facilities.